

CENTER FOR DISABILITY ACCESS
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UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF CALIFORNIA

Scott Johnson,

Plaintiff,

v.

Caputo Associates, a California
Limited Partnership; and Does 1-10,

Defendants.

Case No.

**Complaint For Damages And
Injunctive Relief For Violations
Of: Americans With Disabilities
Act; Unruh Civil Rights Act**

Plaintiff Scott Johnson complains of Caputo Associates, a California Limited Partnership; and Does 1-10 ("Defendants"), and alleges as follows:

PARTIES:

1. Plaintiff is a California resident with physical disabilities. Plaintiff is a level C-5 quadriplegic. He cannot walk and also has significant manual dexterity impairments. He uses a wheelchair for mobility and has a specially equipped van.

2. Defendant Caputo Associates owned the real property located at or about 999 N. 10th Street, San Jose, California, between January 2020 and March 2020.

3. Defendant Caputo Associates owns the real property located at or about

1 999 N. 10th Street, San Jose, California, currently.

2 4. Plaintiff does not know the true names of Defendants, their business
3 capacities, their ownership connection to the property and business, or their
4 relative responsibilities in causing the access violations herein complained of,
5 and alleges a joint venture and common enterprise by all such Defendants.
6 Plaintiff is informed and believes that each of the Defendants herein,
7 including Does 1 through 10, inclusive, is responsible in some capacity for the
8 events herein alleged, or is a necessary party for obtaining appropriate relief.
9 Plaintiff will seek leave to amend when the true names, capacities,
10 connections, and responsibilities of the Defendants and Does 1 through 10,
11 inclusive, are ascertained.

12
13 **JURISDICTION & VENUE:**

14 5. The Court has subject matter jurisdiction over the action pursuant to 28
15 U.S.C. § 1331 and § 1343(a)(3) & (a)(4) for violations of the Americans with
16 Disabilities Act of 1990, 42 U.S.C. § 12101, et seq.

17 6. Pursuant to supplemental jurisdiction, an attendant and related cause
18 of action, arising from the same nucleus of operative facts and arising out of
19 the same transactions, is also brought under California's Unruh Civil Rights
20 Act, which act expressly incorporates the Americans with Disabilities Act.

21 7. Venue is proper in this court pursuant to 28 U.S.C. § 1391(b) and is
22 founded on the fact that the real property which is the subject of this action is
23 located in this district and that Plaintiff's cause of action arose in this district.

24
25 **FACTUAL ALLEGATIONS:**

26 8. Plaintiff went to the property shop at Furniture Superior Discount
27 ("Store") in January 2020, February 2020 and March 2020 with the intention
28 to avail himself of its goods motivated in part to determine if the defendants

1 comply with the disability access laws.

2 9. The Store is a facility open to the public, a place of public
3 accommodation, and a business establishment.

4 10. Unfortunately, on the dates of the plaintiff's visits, the defendants failed
5 to provide wheelchair accessible parking in conformance with the ADA
6 Standards as it relates to wheelchair users like the plaintiff.

7 11. On information and belief the defendants currently fail to provide
8 wheelchair accessible parking.

9 12. Additionally, on the dates of the plaintiff's visits, the defendants failed
10 to provide wheelchair accessible restrooms in conformance with the ADA
11 Standards as it relates to wheelchair users like the plaintiff.

12 13. On information and belief the defendants currently fail to provide
13 wheelchair accessible restrooms.

14 14. These barriers relate to and impact the plaintiff's disability. Plaintiff
15 personally encountered these barriers.

16 15. As a wheelchair user, the plaintiff benefits from and is entitled to use
17 wheelchair accessible facilities. By failing to provide accessible facilities, the
18 defendants denied the plaintiff full and equal access.

19 16. The failure to provide accessible facilities created difficulty and
20 discomfort for the Plaintiff.

21 17. The defendants have failed to maintain in working and useable
22 conditions those features required to provide ready access to persons with
23 disabilities.

24 18. The barriers identified above are easily removed without much
25 difficulty or expense. They are the types of barriers identified by the
26 Department of Justice as presumably readily achievable to remove and, in fact,
27 these barriers are readily achievable to remove. Moreover, there are numerous
28 alternative accommodations that could be made to provide a greater level of

1 access if complete removal were not achievable.

2 19. Plaintiff will return to the Store to avail himself of its goods and to
3 determine compliance with the disability access laws once it is represented to
4 him that the Store and its facilities are accessible. Plaintiff is currently deterred
5 from doing so because of his knowledge of the existing barriers and his
6 uncertainty about the existence of yet other barriers on the site. If the barriers
7 are not removed, the plaintiff will face unlawful and discriminatory barriers
8 again.

9 20. Given the obvious and blatant nature of the barriers and violations
10 alleged herein, the plaintiff alleges, on information and belief, that there are
11 other violations and barriers on the site that relate to his disability. Plaintiff will
12 amend the complaint, to provide proper notice regarding the scope of this
13 lawsuit, once he conducts a site inspection. However, please be on notice that
14 the plaintiff seeks to have all barriers related to his disability remedied. See
15 *Doran v. 7-11*, 524 F.3d 1034 (9th Cir. 2008) (holding that once a plaintiff
16 encounters one barrier at a site, he can sue to have all barriers that relate to his
17 disability removed regardless of whether he personally encountered them).

18
19 **I. FIRST CAUSE OF ACTION: VIOLATION OF THE AMERICANS**
20 **WITH DISABILITIES ACT OF 1990** (On behalf of Plaintiff and against all
21 Defendants.) (42 U.S.C. section 12101, et seq.)

22 21. Plaintiff re-pleads and incorporates by reference, as if fully set forth
23 again herein, the allegations contained in all prior paragraphs of this
24 complaint.

25 22. Under the ADA, it is an act of discrimination to fail to ensure that the
26 privileges, advantages, accommodations, facilities, goods and services of any
27 place of public accommodation is offered on a full and equal basis by anyone
28 who owns, leases, or operates a place of public accommodation. See 42 U.S.C.

§ 12182(a). Discrimination is defined, inter alia, as follows:

- a. A failure to make reasonable modifications in policies, practices, or procedures, when such modifications are necessary to afford goods, services, facilities, privileges, advantages, or accommodations to individuals with disabilities, unless the accommodation would work a fundamental alteration of those services and facilities. 42 U.S.C. § 12182(b)(2)(A)(ii).
- b. A failure to remove architectural barriers where such removal is readily achievable. 42 U.S.C. § 12182(b)(2)(A)(iv). Barriers are defined by reference to the ADA Standards.
- c. A failure to make alterations in such a manner that, to the maximum extent feasible, the altered portions of the facility are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs or to ensure that, to the maximum extent feasible, the path of travel to the altered area and the bathrooms, telephones, and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities. 42 U.S.C. § 12183(a)(2).

23. When a business provides parking for its customers, it must provide accessible parking.

24. Here, accessible parking has not been provided in conformance with the ADA Standards.

25. When a business provides facilities such as restrooms, it must provide accessible restrooms.

26. Here, accessible restrooms have not been provided in conformance with the ADA Standards.

27. The Safe Harbor provisions of the 2010 Standards are not applicable here because the conditions challenged in this lawsuit do not comply with the

1 1991 Standards.

2 28. A public accommodation must maintain in operable working condition
3 those features of its facilities and equipment that are required to be readily
4 accessible to and usable by persons with disabilities. 28 C.F.R. § 36.211(a).

5 29. Here, the failure to ensure that the accessible facilities were available
6 and ready to be used by the plaintiff is a violation of the law.

7 **II. SECOND CAUSE OF ACTION: VIOLATION OF THE UNRUH CIVIL**
8 **RIGHTS ACT** (On behalf of Plaintiff and against all Defendants.) (Cal. Civ.
9 Code § 51-53.)

10 30. Plaintiff repleads and incorporates by reference, as if fully set forth
11 again herein, the allegations contained in all prior paragraphs of this
12 complaint. The Unruh Civil Rights Act (“Unruh Act”) guarantees, inter alia,
13 that persons with disabilities are entitled to full and equal accommodations,
14 advantages, facilities, privileges, or services in all business establishment of
15 every kind whatsoever within the jurisdiction of the State of California. Cal.
16 Civ. Code § 51(b).

17 31. The Unruh Act provides that a violation of the ADA is a violation of the
18 Unruh Act. Cal. Civ. Code, § 51(f).

19 32. Defendants’ acts and omissions, as herein alleged, have violated the
20 Unruh Act by, inter alia, denying, or aiding, or inciting the denial of, Plaintiff’s
21 rights to full and equal use of the accommodations, advantages, facilities,
22 privileges, or services offered.

23 33. Because the violation of the Unruh Civil Rights Act resulted in difficulty,
24 discomfort or embarrassment for the plaintiff, the defendants are also each
25 responsible for statutory damages, i.e., a civil penalty. (Civ. Code § 55.56(a)-
26 (c).)

27 34. Although the plaintiff encountered frustration and difficulty by facing
28 discriminatory barriers, even manifesting itself with minor and fleeting

1 physical symptoms, the plaintiff does not value this very modest physical
2 personal injury greater than the amount of the statutory damages.

3
4 **PRAYER:**

5 Wherefore, Plaintiff prays that this Court award damages and provide
6 relief as follows:

7 1. For injunctive relief, compelling Defendants to comply with the
8 Americans with Disabilities Act and the Unruh Civil Rights Act. Note: the
9 plaintiff is not invoking section 55 of the California Civil Code and is not
10 seeking injunctive relief under the Disabled Persons Act at all.

11 2. Damages under the Unruh Civil Rights Act, which provides for actual
12 damages and a statutory minimum of \$4,000 for each offense.

13 3. Reasonable attorney fees, litigation expenses and costs of suit, pursuant
14 to 42 U.S.C. § 12205; and Cal. Civ. Code §§ 52.

15
16 Dated: July 13, 2020

CENTER FOR DISABILITY ACCESS

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18 By:



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20 Amanda Seabock, Esq.
21 Attorney for plaintiff
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